

**Minutes**  
**West Lafayette Historic Preservation Commission**  
**Certificate of Appropriateness Sub-Committee**  
**Morton Community Center**  
**222 N. Chauncey Avenue**  
**West Lafayette, IN 47906**  
**July 6, 2016**

The meeting was called to order at 6:03 p.m. by Peter Bunder, Chair, who presided.

Present: Peter Bunder, Arnold Sweet, Kurt Wahl, Dale Dixon, West Trader (Applicant's Representative)  
Absent: Jim Sondgeroth

Commissioner Peter Bunder explained the process to the applicant present.

**408 Evergreen Street**

Mr. Wahl inspected the structure at 408 Evergreen Street and explains the COA request is to demolish the garage only, as the garage is in deteriorating condition. Wahl clarified that he does not know if this garage was original to the house itself, but he did not notice any original historical features currently on the structure, such as windows and doors. Mr. Wahl also noticed adjacent properties had stand-alone garages. After consideration of the structure, materials, and adjacent properties, Wahl recommends to approve the Certificate of Appropriateness to demolish the garage structure due to its deteriorating condition.

Peter Bunder questioned the Mr. Trader, the applicant's representative, if he had anything else to add to the description of this application, which the applicant's representative did not.

Bunder questioned the intentions after removal of the garage, such as any new structure or parking lot. Mr. Trader stated that he believes that the intention is to only remove the garage. Mr. Trader has not been inside of the garage and inspect the condition of the floor or foundation of the garage to see if there is anything to save. Wahl informed the sub-committee that he did notice an old foundation from an old garage nearby with a large tree. He was not sure if the old foundation was on the applicant's property or the neighboring property. Wahl questioned if he would remove tree. Mr. Trader said they had no plans to remove the tree.

Bunder mentioned that the Historic Preservation Commission did deny the demolition of a garage last month due to historical reference to the time period of home owners only owning one car and primarily walked to the grocery store or other commercial needs. The garage, Bunder noted, was in much better working condition than the garage at 408 Evergreen Street. Bunder asked Dale Dixon if a homeowner sees a deteriorating structure on a property, what they would do if a Historic Preservation Commission did not exist in their neighborhood or district. Dixon replied that residents would contact the Department of Engineering for those situations.

Bunder moved to approve the COA for 408 Evergreen Street to demolish the garage. Arnold Sweet seconded.

Vote: Yes-Bunder, Sweet  
No-

Sub-committee approves COA for 408 Evergreen Street.

Bunder moved to adjourn the meeting. Commissioner Sweet seconded. The sub-committee adjourned at 6:14 p.m.

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Peter Bunder, Chair